



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1 Ivy Place Overbury Street, Charlton Kings, Cheltenham, GL53 8HH

£2,750 Per Month

- Bolthole in Charlton Kings
- Fully furnished
- Shower room
- 2 bedrooms
- Newly refurbished

# 1 Ivy Place Overbury Street, Cheltenham GL53 8HH

Charlton Kings is a highly desirable village on the eastern edge of Cheltenham, offering a perfect balance between a peaceful residential setting and easy access to vibrant town life. Known for its attractive period homes, strong sense of community, and excellent local amenities, Charlton Kings has a distinctly village-like feel while benefiting from its close proximity to one of the Cotswolds' most celebrated towns.

At the heart of Charlton Kings you'll find a selection of independent shops, cafés, and well-regarded pubs, creating a lively yet relaxed atmosphere. The nearby Bath Road is a particular highlight, offering a diverse mix of restaurants, wine bars, coffee shops, and boutiques, making it a popular destination for both locals and visitors. For everyday essentials, there are also convenient local stores and services within easy reach, ensuring everything you need is close at hand.

The area is also ideally positioned for accessibility. Cheltenham town centre is just a short drive, bus journey, or even a pleasant walk away, while excellent road links connect you to the wider region, including the A40 and A417. For those commuting or travelling further afield, Cheltenham Spa railway station provides regular direct services to major cities including London, Bristol, and Birmingham.

A notable nearby attraction is Dunkertons Organic Cider, a much-loved local destination just a short drive from Charlton Kings. Set in a rural location on the outskirts of Cheltenham, Dunkertons offers far more than just its award-winning cider, with street food vendors, live music, and a relaxed outdoor setting that has become a popular social hub throughout the year.



Council Tax Band:



Set within the sought-after area of Charlton Kings, Ivy Place is a beautifully refurbished cottage offering stylish accommodation. Combining period character with a thoughtfully designed modern interior, the property provides a relaxed yet elegant setting, ideal for both short stays and longer escapes.

Tucked away on a quiet residential street, the cottage enjoys a peaceful position while remaining within easy reach of the vibrant amenities of Cheltenham. Inside, the property has been carefully styled to create a warm and inviting atmosphere, with a bright living space that lends itself perfectly to both relaxation and entertaining. Whether unwinding after a day exploring or gathering with friends and family, the space offers comfort and versatility in equal measure.

The kitchen is sleek and well-appointed, equipped to cater for everything from casual breakfasts to more leisurely evening meals. Upstairs, the bedrooms are presented in a boutique style, offering calm and comfortable accommodation with a focus on quality and detail. The layout allows the property to comfortably host families, couples, or small groups, making it a flexible and appealing option for a variety of stays.

Ivy Place is also pet-friendly, welcoming well-behaved dogs, with a wealth of scenic walks and green spaces nearby to enjoy.

The location is a particular highlight. Just a short stroll away, you'll find the popular Bath Road, known for its independent cafés, restaurants, and local shops, while Cheltenham's town centre, festivals, and racecourse are all easily accessible. With excellent connections to the surrounding Cotswolds, the property is perfectly positioned for those looking to enjoy both town and countryside.